

GREENWOOD CITY COUNCIL

August 18, 2014 - 5:34 p.m.

**MINUTES**

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PRESENT Council Members: Mayor D. Welborn Adams, Niki Hutto, Linda Edwards, Betty Boles, Kenn Wiltshire, Johnny Williams, and Ronnie Ables. City Manager Charles Barrineau, Assistant to City Manager Julia Wilkie, City Clerk Steffanie Dorn, City/County Planner Phil Lindler, and City Attorney Tripp Padgett; Brian King of GwdToday.com and Frank Bumb of the Index Journal.

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CALL TO ORDER After the invocation was given by Councilor Linda Edwards, Mayor Adams called the meeting in Council Chambers to order at 5:34 p.m.

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STATEMENT AND QUORUM Mayor Adams read the following statement, "In accordance with the Freedom of Information Act, Chapter 4, Title 30, Code of Laws of South Carolina, 1976, an agenda has been posted on the front door of City Hall and notification of this meeting has been given to the news media."

City Clerk Steffanie Dorn confirmed that a quorum was present.

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APPROVAL OF CONSENT AGENDA Mayor Adams asked for a motion to approve the consent agenda.

Motion to approve the consent agenda was made Ronnie Ables, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER  
 Ordinance No. 14-017 Amending Ordinance Number 13-028, the City of Greenwood Hospitality Fund Budget for 2014.

(1<sup>st</sup> reading)

Under New Business, City Manager Charles Barrineau explained the change in agenda because Item #2 was not advertised in advance for a public hearing.

The City Manager then discussed the line items of the revised 2014 Hospitality Tax Fund Budget amendment to include the \$565,540 Bond Principal and \$17,830 Bond Interest.

There was no discussion from Council.

A motion to amend the Hospitality Fund Budget for 2014 was made by Ronnie Ables, seconded by Niki Hutto.

The motion passed unanimously.

Mayor Adams briefly left Council Chambers due to a conflict of interest of the next agenda item. Mayor Pro Tempore Ronnie Ables presided over Item #2.

CONSIDER  
 Ordinance No. 14-018 Amending Ordinance No. 03-010, Zoning Ordinance, Chapter 3, Section 3.3.5.2., Additional Conditional Uses Allowed in CC (Core Commercial).

(1<sup>st</sup> reading)

City/County Planning Director Phil Lindler discussed the City of Greenwood's Zoning Ordinance amendment stipulations to allow adult daycares in Core Commercial.

Councilor Betty Boles inquired if this discussion is just for Council's information and how this property is located in two wards. Phil Lindler confirmed that the property is located in Ward 2. He advised that Council could vote on the first reading tonight but the public hearing will not be scheduled unless there is a second reading.

Councilor Kenn Wiltshire inquired if any other businesses in the same strip mall will be allowed. Phil Lindler confirmed that no other businesses will be allowed because of the uniqueness of Uptown.

City Manager Barrineau clarified the Core Commercial District is mostly Uptown Greenwood. He noted that parking was an issue that was discussed at the Planning Commission meeting but explained it's more of a drop-off situation. If approved, the second reading and public hearing will be scheduled on Tuesday, September 2<sup>nd</sup>, before the work session.

A motion to amend Chapter 3, Section 3.3.5.2., of the Zoning Ordinance was made by Niki Hutto, seconded by Johnny Williams.

Those who voted in favor were Mayor Pro Tempore Ronnie Ables, Niki Hutto, Linda Edwards, Betty Boles, Johnny Williams and Kenn Wiltshire. Mayor Adams recused himself from the vote.

The motion passed 6-0.

Mayor Adams reentered the room to preside over the rest of the meeting.

CONSIDER  
Resolution No. 14-006 to Approve the Expenditure of City Hospitality Funds as a Match for a Community Development Block Grant for Streetscape Improvements along Riley, Magnolia, Phoenix, and Main Streets.

City Manager Barrineau reviewed the proposed streetscape improvements project with City Council. He informed them that Hospitality Tax funds required to match the Community Development Block Grant (CDBG) is \$535,629.72. That amount doesn't include funds that both the Commissioners of Public Works and Greenwood Metropolitan District have committed to match. The City Manager noted that he doesn't have a budget for the project yet because bids have not been solicited nor submitted yet. This resolution is required for the application process.

Councilor Niki Hutto inquired when the project will start if it is approved. City Manager Barrineau expects it may be awarded around Christmas time, if approved. However, construction will not start until after the Festival of Discovery in July 2015 and the Uptown Market should be completed by then. He explained the purpose for floating the Hospitality Tax Revenue Bond is to have the cash flow for this particular project. If cash flow may be an issue, this project can wait until 2016 for completion.

Councilor Kenn Wiltshire inquired the start date for the Carolina Avenue project. City Manager Barrineau indicated that the project isn't near the beginning phase yet.

A motion to approve the expenditure of City Hospitality Funds as a CDBG match for streetscape improvements along Riley, Magnolia, Phoenix and Main Streets was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

-Resolution No. 14-006 is Located in Vault-

CONSIDER  
  
Resolution No. 14-007 to Authorize the City Manager to Sign an Infrastructure Agreement with Auburn Place, LLC, for Auburn Place Subdivision.

City Manager Barrineau reviewed the Auburn Place infrastructure reimbursement agreement with Auburn Place, LLC, which was discussed at the prior work session.

Councilor Johnny Williams inquired if this agreement is the only one left in the City. City Clerk Steffanie Dorn confirmed that two infrastructure agreements are finishing this calendar year. City Manager Barrineau noted that this agreement is the only one in ten years.

Councilor Hutto noted that one out of the six houses built has already been sold in that development.

Councilor Wiltshire commented that those houses could be a step up from townhouses.

A motion to authorize the City Manager to sign an infrastructure agreement with Auburn Place, LLC, was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

-Resolution No. 14-007 is Located in Vault-

CONSIDER  
  
Special Event Application with Adjoining Fee Schedule.

City Manager Charles Barrineau reviewed the proposed fee schedule to be implemented for special events in Uptown Greenwood, including changes discussed at the work session. He noted that this application was modeled after the special events application from the City of Easley who modeled their application from the City of Greenville.

Mayor Adams commented that this application itself could deter anyone from wanting to have a special event in Uptown. Assistant to the City Manager Julie Wilkie noted that the application is mostly information.

Councilor Boles inquired what is new in this application that wasn't in the original. City Manager Barrineau noted the initial plan is to get people to have events in the core of Uptown. Applicants are free to use their own equipment, but the fees are for non-City functions.

Assistant City Manager Wilkie agreed that the City encourages people to have their events but they must consider if a stage is really needed, for example. City Manager Barrineau suggested giving the fee schedule a year to see if it works.

A motion to accept the special event application with adjoining fee schedule was made by Kenn Wiltshire, seconded by Niki Hutto.

Those who voted in favor were Mayor Adams, Niki Hutto, Linda Edwards, Kenn Wiltshire, Johnny Williams, and Ronnie Ables. Betty Boles voted against the special event application.

The motion passed 6-1.

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CONSIDER

Acceptance of  
Bids and  
Allocation of  
Funding for the  
Demolition of  
Dilapidated  
Housing.

City Manager Charles Barrineau discussed the bids received for the demolition of dilapidated structures. He recommended that the Community Development Account be used to pay for the listed houses, but demolition for the City shed can be funded by Hospitality Tax because the area functions as storage for City event items. The City Manager noted that Greenwood County is partnering with the City regarding landfill fees and commented that he's still looking for a second opinion for the other houses with asbestos. Councilor Edwards stated that their demolition cannot wait another two or three years.

Councilor Hutto inquired of the collapsing wall near the City shed. City Manager Barrineau noted that there is an order to have it repaired.

Councilors Edwards and Hutto inquired of the big difference between bidders on 161 Robinson Street. City Manager Barrineau noted that it is a multi-story house on an overgrown lot. The City will not pay over the lowest bid to rid the community of nuisances.

A motion to accept bids and allocation of funding for the demolition of dilapidated housing was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

CITY MANAGER COMMENTS            City Manager Charles Barrineau informed Council that the CPW will provide information on their water project that will start in September. The Greenwood Metro sewer upgrade project in the Grendel Mill area had started on Cokesbury and will move to Pelzer and Jordan Streets. He will check to see if Greenwood Metro is planning any upgrades on Baptist Avenue for Councilor Edwards.

CITY COUNCIL COMMENTS            There were no comments at this time.

CONSIDER                                City Manager Charles Barrineau requested an Executive Session to discuss a personnel matter.

Executive Session                    to  
 Discuss                                a  
 Personnel                              and  
 Contractual Matter.                A motion to exit into Executive Session was made by Betty Boles, seconded by Kenn Wiltshire.

    The motion passed unanimously.

ADJOURNMENT                            The meeting adjourned at 6:09 p.m.

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 D. Welborn Adams, Mayor

ATTEST:

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 City Clerk and Treasurer